

FRESCOED APARTMENT FOR SALE IN THE HISTORICAL CENTER OF CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria



Interiors
203 m²

Bedrooms
3

Bathrooms
2

Garage
25 ha

Courtyard
35 m²

Within a historically significant context, this elegant fully renovated apartment is located on the first floor and characterized by spacious, bright, and harmoniously arranged environments. The property spans approximately 228 m², ensuring generous spaces and a high quality of living. The home is equipped with a home automation system that allows for modern and efficient management of the environments. The ultra-modern kitchen is perfectly integrated into the contemporary renovation project, and all main appliances are energy class A+++ and included in the offer.

SUMMARY OF THE PROPERTY

REFERENCE #: 3011 – APPARTAMENTO FENICE

TYPE: apartment

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 228 square meters (2,453 square feet)

TOTAL ROOMS: 6

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: stone and brick walls, original terracotta floors, wooden beams, vaulted ceilings, frescoes, fireplace, private courtyard, terraces, garage

EXTERIOR: 35 square meters (377 square feet)

GARDEN: no, but courtyard

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 136.48 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (100m; 2' a piedi); Citerna (13km; 15'), Monterchi (14km; 15'), Monte Santa Maria Tiberina (16km; 30'), Sansepolcro (19km; 20'), Montone (22km; 20'), Anghiari (24km; 25'), Umbertide (25km; 20'), Arezzo (40km; 45'), Cortona (54km; 1h 5'), Passignano sul Trasimeno (65km; 55'), Gubbio (52km; 45'), Perugia (56km; 50'), Assisi (69km; 50'), Siena (107km; 1h 40'), Florence (117km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (54km; 40'), Firenze A. Vespucci (128km; 1h 40'), Bologna G. Marconi (193km; 2h), Pisa G. Galilei (196km; 2h 20'), Roma Ciampino (235km; 2h 25'), Roma Fiumicino (253km; 2h 35')

APPARTAMENTO FENICE

Within a historically significant context, this elegant fully renovated **apartment** is located on the first floor and characterized by spacious, bright, and harmoniously arranged environments. The property spans approximately 228 m², ensuring generous spaces and a high quality of living.

The location is extremely strategic in the **historical center** of **Città di Castello**: a short distance from the main square and all major services, with commercial activities, bars, and shops nearby. The property is located in a quiet and secluded street, with comfortable parking easily accessible.

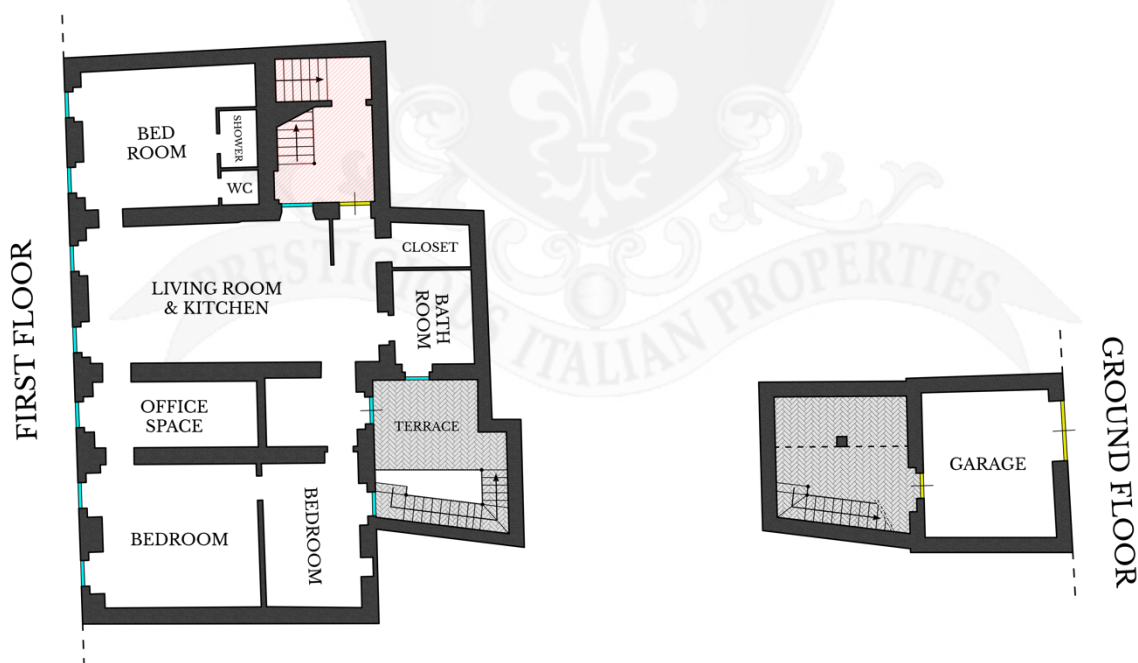
The entrance leads to a large central living room, the heart of the house, designed as a welcoming and functional space for everyday life and social gatherings. From this room, you access the main bathroom, spacious and finely finished, and a practical storage room, useful for organized management of domestic spaces.

From the living room, one of the most valuable and evocative environments of the house opens up: a charming study enriched with **original frescoes dating back to the 15th century** and subsequently restored in the 18th century. This space, full of atmosphere and historical memory, is a distinctive element of absolute importance. The decorations testify to the ancient origins of the property, which during the Renaissance was part of the *curia*, in a period before the current borders between Tuscany and Umbria were defined. It is a unique environment, ideal as a professional studio, library, or reception room.

The sleeping area includes three well-proportioned and bright double bedrooms. The master bedroom stands out for comfort and refinement, thanks to the presence of an en-suite bathroom and a pleasant relaxation corner, ideal for reading and resting.

An additional room of the property is currently used as a creative zone, a bright space that leads directly to the private external cloister, a rare element of absolute privacy, perfect for outdoor living in total tranquility. From the cloister, access is also granted to a garage/storage of about 25 m² with an independent entrance, a particularly valuable feature in the historic center context.

The home is equipped with a home automation system that allows for modern and efficient management of the environments. The ultra-modern kitchen is perfectly integrated into the contemporary renovation project, and all main appliances are energy class A+++ and included in the offer.





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